



General Assembly

Substitute Bill No. 325

February Session, 2016

* SB00325JUD 033016 *

**AN ACT CONCERNING COMPLIANCE WITH THE REQUIREMENTS OF
THE FEDERAL FAIR DEBT COLLECTION PRACTICES ACT BY THE
UNIT OWNERS' ASSOCIATION OF A COMMON INTEREST
COMMUNITY WHEN FORECLOSING A LIEN ON A UNIT.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subdivision (2) of subsection (m) of section 47-258 of the
2 general statutes is repealed and the following is substituted in lieu
3 thereof (*Effective October 1, 2016*):

4 (2) Not less than sixty days prior to commencing an action to
5 foreclose a lien on a unit under this section, the association shall
6 provide a written notice by first class mail to the holders of all security
7 interests described in subdivision (2) of subsection (b) of this section. [,
8 which] Such notice shall comply with the applicable provisions of the
9 federal Fair Debt Collection Practices Act, 15 USC 1692 et seq., as from
10 time to time amended, and any regulations adopted under said act,
11 and shall set forth the following: (A) The amount of unpaid common
12 expense assessments owed to the association as of the date of the
13 notice; (B) the amount of any attorney's fees and costs incurred by the
14 association in the enforcement of its lien as of the date of the notice; (C)
15 a statement of the association's intention to foreclose its lien if the
16 amounts set forth in subparagraphs (A) and (B) of this subdivision are
17 not paid to the association not later than sixty days after the date on

18 which the notice is provided; (D) the association's contact information,
19 including, but not limited to, (i) the name of the individual acting on
20 behalf of the association with respect to the matter, and (ii) the
21 association's mailing address, telephone number and electronic mail
22 address, if any; and (E) instructions concerning the acceptable means
23 of making payment on the amounts owing to the association as set
24 forth in subparagraphs (A) and (B) of this subdivision. Any notice
25 required to be given by the association under this subsection shall be
26 effective when sent.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	October 1, 2016	47-258(m)(2)
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Statement of Legislative Commissioners:

In Section 1(2), "15 USC Section 1692" was changed to "15 USC 1692" for consistency of reference to the United States Code.

JUD *Joint Favorable Subst. -LCO*